

# Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082

## Notice of Regular Meeting; Agenda

June 11, 2018 at 7:00 pm

Valley Center Community Hall, 28246 Lilac Road, Valley Center, CA 92082



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Ann Quinley

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Jon Vick

[JonVick2@aol.com](mailto:JonVick2@aol.com)

### A. Roll Call

### B. Pledge of Allegiance

### C. Approval of Minutes from Regular Meeting of April 9, 2018

### D. Public Communication/Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker unless otherwise negotiated with the Chair. Planning Group cannot discuss or vote on topic but may place the item on a future agenda. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

### E. Action items (VCCPG advisory vote may be taken on the following items).

*The agenda is available to members prior to regular meetings through email distribution and is also available for public review at the same time at the Valley Center Community Hall. Hardcopy documents for public review will also be made available at the regular meetings.*

- 1) Update with Presentation on Park Lands Dedication Ordinance (PLDO) by Marcus Lubish, Senior Park Project Manager for San Diego County Parks and Recreation. (Norwood)
- 2) Discussion and possible vote on PDS2018-TM-5478TE Discretionary Permit for Tentative Map –Time Extension for Project Duffywood a 7-home subdivision on 17.7-acre parcel located at Fruitvale and Duffwood Rd. (Lindley, Norwood)
- 3) Discussion and possible vote on PDS2018-ZAP-99-015W2 Crown Castle Minor Use Permit Modification. Crown Castle is proposing the following primary components: Redesign one (1) existing 39' high antenna support structure (leaf covers over antennas and bark colored paint on the pole) Maintain existing equipment compound. This project is located at 28407 Gordon Hill Rd. (MacKenzie, Fajardo)
- 4) Discussion and possible vote on PDS2018-ZAP-03-011W2 Crown Castle Minor Use Permit Modification. The project proposes to modify the two existing monopoles to better disguise the facility and help integrate it into the aesthetics of the surrounding area. One monopole will be converted into a faux utility pole, by painting the pole and equipment brown, and by adding cross arms to the top of the pole. This project is located at Paradise Reservoir, 27225 Kiavo Dr. (MacKenzie, Fajardo)
- 5) Discussion and possible vote on PDS2018-ZAP-019W2 Crown Castle Minor Use Permit Modification. The project proposes the continued use of a communications facility that includes a 45 foot (top of pole) high antenna support structure and therefore requests the pole be re-painted - color brown. The site is located in the general agricultural (A70) zone and the applicant is requesting the approval of a Minor Use Permit (Tier 3 Modification) pursuant to the request of the County of San Diego. (Janisch)
- 6) Discussion and Possible vote for ratification of appeal letter for Rite Aid Pharmacy county approval. See attached county approval letter. (Quinley)
- 7) Discussion and possible vote on adding traffic controls for VC Road on our CIP list, including studies of traffic control options. (Vick)
- 8) Discussion and possible vote on drafting a letter to the County Planning Department against bundling General Plan Amendments. (Hutchinson, Vick)
- 9) Discussion only regarding June 8<sup>th</sup> Planning Commission consideration of Lilac Hills Ranch as to whether the changes to the proposed project, which have occurred since the Planning Commission's recommendation on September 11, 2015, are considered "substantial modifications" requiring additional review and recommendation by the Planning Commission, as outlined by California Government Code Section 65356. *Note that the hearing on this item will be limited to the changes that have occurred since the Planning Commission's recommendation on September 11, 2015.* (Hutchison)

### F. Group Business

- 1) Meeting Updates: Next Regular Monthly VCCPG meeting: July 9, 2018
- 2) Required completion of member training and annual submittals. (Smith)
- 3) Mellor resignation from the Valley Center Planning Group creating seat #5 vacancy. (Smith)

## G. Reports of subcommittees of the VCCPG

- a. Mobility – (Claire Plotner, Chair)
- b. Community Plan Update - (Steve Hutchison, Chair)
- c. Member Training - (Oliver Smith, Chair)
- d. Nominations – (Susan Fajardo, Chair)
- e. North Village – (Ann Quinley, Chair)
- f. Parks & Rec. – (LaVonne Norwood, Chair)
- g. South Village - (Jon Vick, Chair)
- h. Tribal Liaison – (Jeana Boulos, Chair)
- i. Website – (Ashly Mellor, Chair)
- j. Lilac Plaza - (LaVonne Norwood, Chair)
- k. Lilac Hills Ranch – (Steve Hutchinson, Chair)

## H. Correspondence Received for the June 2018 meeting

- 1) Health and Human Services to VCCPG via mail on 5/7/2018: Updated of denial on the Urban County Community Development Block Grant Program for project, Street Improvement at Villa Sierra Road. It is ineligible/is not ready to proceed in 2018-19. Therefore the project was deemed ineligible for County CDBG funding at this time. Questions, contact [Marco.DeLaToba@sdcounty.ca.gov](mailto:Marco.DeLaToba@sdcounty.ca.gov) (Smith)
- 2) Historical Site Board to VCCPG via mail on 5/11/2018: Notice of Public Hearing Corinne Griffith Residence Minor Alterations; PDS2017-MAA-17-003; The applicant is requesting review of proposed alterations to a historically designated property on the Local Register. The Corinne Griffith Residence is located at 5407 Linea Del Cielo in the San Dieguito Community Planning Area within the Unincorporated San Diego County. May 21, 2018 – 6:30pm – Public Hearing Chambers, 5520 Overland Avenue, San Diego, CA 92123
- 3) Planning and Development Services to VCCPG via mail & email on 05/04/2018; **PDS2018-ZAP-99-019W2 SD393 Ridge Canyon BUN827585 Project Manager** – Angelica Truong – (858) 495-5421. Crown Castle is proposing the following primary components: Redesign one (1) existing 39' high antenna support structure (leaf covers over antennas and bark colored paint on the pole) Maintain existing equipment compound. Once construction is complete, the communications facility will continue to provide 24-hour service to customers seven (7) days a week. Apart from initial construction activity, technicians on a periodic basis will service the facility. It is reasonable to expect that routine maintenance/inspection of the facility will occur once a month during normal working hours. (Smith)
- 4) Planning and Development Service to VCCPG via mail on 05/21/2018; PDS2018-AD-18-001 Hernandez ADU. Revised Plot Plan of a previously approved ADU unit located at 15546 Cool Valley Road, Valley Center, CA 92082. (Mellor)
- 5) Planning and Development Service to VCCPG via mail & email on 05/17/2018; **PDS2018-HLP-18-002 Orchard Run Discretionary Habitat Loss Permit**. Touchstone Communities, the Project Applicant and Property Owner, is applying for a Habitat Loss Permit for development of 5 residential neighborhoods consisting of 248 detached homes and 52 duplexes with associated residential facilities inclusive of trail system, water quality basins, and designated open space consisting of greenbelt and private floodplain, all over an approximate 118-acre project area. (South Village)
- 6) San Diego ASLA to VCCPG via mail. ASLA San Diego Community Grant Program. The Grant Purpose; in order for the profession landscape architecture to make its full contribution to the San Diego Community, the accessibility and understanding of the profession must be available to all community member. This grant is intended to education and enhance the community on landscape architecture and/or environmental issues. For more information contact Jennifer Webster at 530-737-3207 [jwbotanica@gmail.com](mailto:jwbotanica@gmail.com). (Smith)
- 7) Planning and Development Service to VCCPG via mail & email on 5/25/2018. **Notice of Public Hearing June 8<sup>th</sup> 2018 Lilac Hills Ranch Master Planned Community** PDS2012-3800-12-001 (GPA), PDS2012-3810- 12-001 (SP), PDS2012-3600-12-003 (REZ), PDS2012-3100-5571(TM 5571 RPL 5), PDS2012- 3100-5572 (TM 5572 RPL 5), PDS2012-3300-12- 005 (MUP), & PDS2012-3500-12-018 (STP) Master Planned Community consisting of 1,746 dwelling units, 90,000 square feet of commercial, civic and other associated uses on 608 acres. 9am COC Campus Center Chambers, 5520 Overland Avenue San Diego, CA 92123. (Lilac Hills Ranch)
- 8) Planning and Development Service to VCCPG via mail & email on 5/29/2018. **Final Agenda for Planning Commission Lilac Hills Ranch Master Planned Community** PDS2012-3800-12-001 (GPA), PDS2012-3810- 12-001 (SP), PDS2012-3600-12-003 (REZ), PDS2012-3100-5571(TM 5571 RPL 5), PDS2012- 3100-5572 (TM 5572 RPL 5), PDS2012-3300-12- 005 (MUP), & PDS2012-3500-12-018 (STP) Master Planned Community consisting of 1,746 dwelling units, 90,000 square feet of commercial, civic and other associated uses on 608 acres. June 8<sup>th</sup> 2018, 9am, COC Campus Center Chambers, 5520 Overland Avenue San Diego, CA 92123. (Lilac Hills Ranch)
- 9) Park and Recreation to VCCPG via email on 6/4/2018. On June 27, 2018, the Department of Parks and Recreation will be presenting staff recommended changes to the Park Lands Dedication Ordinance program along with three options for the Board's consideration. Please find the link below to the Park Lands Dedication Ordinance Update webpage, which provides a summary of recommended changes and options for the Board of Supervisors to consider along with links to the draft Park Lands Dedication Ordinance, Board Policies (F-26, I-44, and G-19), and Park Design Manual. PLDO Webpage: <http://www.sdparks.org/content/sdparks/en/AboutUs/Plans/pldo.html> (Park&Rec.)
- 10) Planning and Development Service to VCCPG via email on 6/7/2017. PDS2018-ZAP-99-019W2 (SD393 Ridge Canyon BUN827585) Scoping Letter for Minor Use Permit Modification. Project issues found: Issue(s) discussed below, were identified based upon information presently available to the County and are subject to change upon submittal of further information and studies: In previous discussions with the applicant, the project was meant to modify the existing monopole into a faux mono-elm through the Minor Use Permit modification, in order to conform to the Wireless Telecommunication Ordinance. Please update the project description, plans, elevations, and photosimulations for a faux mono-elm tree. (Janish)

## I. Adjournment

### Public Disclosure Notice

***We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.***

### Access and Correction of Personal Information

***You can review any personal information collected about you. You may recommend changes to your personal information you believe is in error by submitting a written request that credibly shows the error. If you believe that your personal information is being used for a purpose other than what was intended when submitted, you may contact us. In all cases, we will take reasonable steps to verify your identity before granting access or making corrections.***

## E7. Rite Aid County Approval Letter



### County of San Diego

MARK WARDLAW  
DIRECTOR

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
[www.sdcountry.ca.gov/pds](http://www.sdcountry.ca.gov/pds)

KATHLEEN A. FLANNERY  
ASSISTANT DIRECTOR

**June 1, 2018**

**PERMITEE:** HALFERTY DEVELOPMENT COMPANY, LLC  
**SITE PLAN NO.:** PDS2015-STP-15-022  
**E.R. NUMBER:** PDS2015-ER-15-08-021  
**PROPERTY:** 28535 COLE GRADE ROAD; VALLEY CENTER  
**APN:** 188-250-19

#### **FORM OF DECISION**

This Site Plan for a Rite Aid Pharmacy consists of five sheets including plot plan, signage, and elevations dated May 20, 2018 and a Conceptual Landscape Plan dated May 20, 2018. This permit authorizes a Rite Aid Pharmacy with drive-through and associated parking pursuant to Section 2362.b of the Zoning Ordinance.

Approval of this site plan also approves the Preliminary Grading and Improvement Plan dated May 20, 2018 consisting of five sheets. In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on the plan(s), shall be completed or implemented on the final engineering plan before any final improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

This Site Plan has been reviewed and approved for the "B" Designator requirements for community design review pursuant to the Valley Center Design Review Guidelines.

**SITE PLAN EXPIRATION:** This Site Plan expires on May 20, 2020 (two years from the date of approval except where construction or use of the property in reliance on such Site Plan approval has commenced prior to its expiration). If construction or use of the property in reliance on a Site Plan approval has not commenced within the two year period, said period may be extended by the Director of Planning & Development Services at any time prior to the original expiration date. The request for an extension of time shall be filed prior to the expiration date and accompanied by the required filing fee.

.....



**DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

**ONGOING:** *(Upon establishment of use the following conditions shall apply during the term of this permit).*

**20) PLN#4-SITE CONFORMANCE**

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, trails, parks and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

**21) PLN#5-ACCESSORY USES**

**INTENT:** A Minor Deviation or Modification to a Site Plan is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Site Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.



**Intent:** An explanation of why the mitigation measure (MM) was imposed on the project.

**Description:** A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

**Documentation:** A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

**Timing:** The specific project milestone (point in progress) when the specific required actions are required to be implemented.

**Monitoring:** This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

Condition(s): 3 and 18

#### SITE PLAN FINDINGS

- a. That the proposed development meets the intent and specific standards and criteria prescribed in Section 2362.b of the Zoning Ordinance because the development is compatible with adjacent land uses and the General Commercial (C36) Use Regulation.
- b. That the proposed development is compatible with the Valley Center Community Plan because it proposes a commercial use on a site with a C36 Use Regulation.
- c. That any applicable standards or criteria waived by the Director pursuant to Section 7158d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. No standard or criteria has been waived.

**ORDINANCE COMPLIANCE NOTIFICATIONS:** The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS			
<b>Planning &amp; Development Services (PDS)</b>			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the Director, the decision may be appealed to the Planning Commission in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

PLANNING & DEVELOPMENT SERVICES  
MARK WARDLAW, DIRECTOR

BY:   
Benjamin Mills, Planning Manager  
Project Planning Division

## E.7 Rite Aid Letter

### Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082



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Chair

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June 7, 2018

To: San Diego County Planning Commission  
5510 Overland Avenue, Suite 310  
San Diego, CA 92123  
Attn: Je'Rae Bailey

Re: Request for Appeal of Decision on Site Plan PDS2015-STP-15-022/Rite Aid

The Valley Center Community Planning Group [VCCPG] wishes to formally appeal the decision of the Director of San Diego Planning and Development Services (PDS) to approve PDS2015-STP-15-022 Valley Center Rite Aid site plan. Our appeal is based on the Site Conformance Section 20 of the attached Form of Decision, dated 01Jun2018, are erroneous as follows:

- a. The proposed development is **not** compatible with adjacent land uses. This project proposes to sell alcohol. Adjacent to this project is a school, High Sierra Academy. California Alcohol Beverage Control laws require that there be a distance of at least 600 feet between establishments selling alcoholic beverages and schools. Please see attached letter from High Sierra Academy.
- b. The proposed development is **not** compatible with the Valley Center Community Plan as it does not comply with our Design requirements as specified in the Valley Center Design Guidelines, which are incorporated by reference in the Valley Center Community Plan and thus in the San Diego County General Plan. The building placement is not in compliance.
- c. The proposed development is asking for an exception to the roadway standards in the width of Valley Center Rd at the property entrance from Valley Center Rd to support the large tractor trailer trucks going into the property. This is a new impediment to Valley Center Rd traffic that now has additional traffic issues due to the recent BOS approvals of Park Circle, Butterfield Ranch, and Shady Oak projects on Valley Center Rd. The traffic study for this project does not include any of these projects.

Please advise us as to when the Planning Commission will be hearing this appeal as we wish to present supporting material to this appeal.

Regards,

Oliver Smith  
Chair, Valley Center Community Planning Group

cc: Mark Wardlaw, Director, County of San Diego Planning & Development Services  
Ben Mills, Planning Mgr, County of San Diego Planning & Development Services  
Bill Horn, San Diego County District 5 Supervisor  
Keith Robertson, Chair, Valley Center Design Review Board  
Valley Center Community Planning Group

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# HIGH SIERRA ACADEMY



March 30, 2017

Valley Center Community Planning Group  
North Village Subcommittee Members

Re: Plans for the Rite Aid Project at the Intersection of Cole Grade and Valley Center Roads

To Whom It May Concern:

I am writing to provide the Valley Center Community Planning Group with a formal statement regarding High Sierra Academy's concerns and objections related to the Rite Aid store that will be constructed next to our preschool.

## *Alcoholic Beverages*

I reviewed the Meeting Minutes of the Valley Center Community Planning Group's January 30, 2017 meeting and note the following exchange took place with Chris Pieto:

"Quinley- at one point you were intending to have alcohol, is that still your intention? And is it agreeable to the preschool?"

Pieto- Yes, we will sell alcohol and the preschool is agreeable to it."

Please be advised that neither I, nor any of my employees, have ever had a conversation with Mr. Pieto or any of his associates about Rite Aid selling alcohol. High Sierra Academy does in fact completely object to Rite Aid selling alcohol right next to our school.

California Alcoholic Beverage Control laws state that a retail license may be denied if the licensed premises will be located within 600 feet of a school. Licenses are generally denied in situations

H.S.A. Preschool, Inc.  
d.b.a. High Sierra Academy  
29235 Valley Center Road, Valley Center, California 92082  
(760)749-4107 • hsapreschool@hotmail.com  
www.highsierrakids.com  
License No. 376700697

where there is evidence that the normal operation of the licensed premises will be contrary to public welfare and morals.

In the case of High Sierra Academy, we clearly qualify as a school. We have approximately 58 children a day at our facility in the age range of 2 to 5 years, as well as an after school group. We are licensed and recognized by the State of California as a preschool under Title 22. The children at High Sierra Academy are exactly the group that the Alcoholic Beverage Control laws are written to protect.

***Rite Aid's Entrance / Exit on Valley Center Road***

Rite Aid's plans show their driveway entrance and exit on Valley Center Road located right next to the entrance and exit for High Sierra Academy. I have concerns about safety and traffic flow if a number of cars are trying to enter and exit in such close proximity. Moreover, the section of road where they plan to place their entrance and exit is the location of the bus stop for High Sierra's after school program children. In fact, that portion of road currently has a "No Parking" sign on it because of the number of public buses and school buses that make stops in this section of road.

In addition to my concerns above, I noticed the following statements made by Chris Pioto in the minutes of the January 30, 2017 meeting:

"With regard to the Preschool, we've talked to the owner several times and discussed the operations, the design. The entrances are separate but we have to put the entrance at the farthest point of the Rite Aid property by county requirement and that puts it closer to the preschool. That shouldn't be an issue."

I have been the 100% Owner and Director of High Sierra Academy since 2010 and I have never had a conversation with anyone at Rite Aid about the operations, design, landscaping or traffic flow.

At this meeting, Mr. Pioto further stated:

"The hours are different so that also helps. The business (Rite Aid) generally operates according market demand. Generally open from 8am to 8pm. Pharmacy typically closes about 2 hrs. before store closes."

High Sierra's hours of operation almost entirely overlap with Rite Aid's hours. High Sierra Academy's hours are 7:00 am to 5:30 pm. Our morning drop offs peak between 8:00 am – 9:00 am. Moreover, if their Pharmacy closes two hours before the store closes (around 6:00 pm) the Pharmacy's patrons will be running to pick up their prescriptions around the same time that the parents of High Sierra are running to pick up their children.

H.S.A. Preschool, Inc.  
d.b.a. High Sierra Academy  
29235 Valley Center Road, Valley Center, California 92082  
(760)749-4107 • hsapreschool@hotmail.com  
www.highsierrakids.com  
License No. 376700697

### *Additional Concerns*

Rite Aid's proposal appears to cross over the long-established boundaries between our properties and would destroy our road sign as well as electric, irrigation and landscaping already in place.

### *Conclusion*

High Sierra Academy has operated in Valley Center since 1993. We are proud to be part of this community and honored to have enjoyed the community's great support over the years. On behalf of High Sierra Academy and its students, I respectfully request that the above objections be highly considered as the Valley Center Community Planning Group makes its final decisions regarding the Rite Aid plans.

Sincerely,



Emily Stewart  
President and Director

H.S.A. Preschool, Inc.  
d.b.a. High Sierra Academy  
29235 Valley Center Road, Valley Center, California 92082  
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# County of San Diego

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**June 1, 2018**

**PERMITEE:** HALFERTY DEVELOPMENT COMPANY, LLC  
**SITE PLAN No.:** PDS2015-STP-15-022  
**E.R. NUMBER:** PDS2015-ER-15-08-021  
**PROPERTY:** 28535 COLE GRADE ROAD, VALLEY CENTER  
**APN:** 188-250-19

## FORM OF DECISION

This Site Plan for a Rite Aid Pharmacy consists of five sheets including plot plan, signage, and elevations dated May 20, 2018 and a Conceptual Landscape Plan dated May 20, 2018. This permit authorizes a Rite Aid Pharmacy with drive-through and associated parking pursuant to Section 2362.b of the Zoning Ordinance.

Approval of this site plan also approves the Preliminary Grading and Improvement Plan dated May 20, 2018 consisting of five sheets. In accordance with the [Section 87.207 of the County Grading Ordinance](#), Environmental Mitigation Measures or other conditions of approval required and identified on the plan(s), shall be completed or implemented on the final engineering plan before any final improvement or grading plan can be approved and any permit issued in reliance of the approved plan. Any Substantial deviation therefrom the Preliminary Grading and Improvement Plan may cause the need for further environmental review. Additionally, approval of the preliminary plan does not constitute approval of a final engineering plan. A final engineering plan shall be approved pursuant to [County of San Diego Grading Ordinance \(Sec 87.701 et. al.\)](#)

This Site Plan has been reviewed and approved for the "B" Designator requirements for community design review pursuant to the Valley Center Design Review Guidelines.

**SITE PLAN EXPIRATION:** This Site Plan expires on May 20, 2020 (two years from the date of approval except where construction or use of the property in reliance on such Site Plan approval has commenced prior to its expiration). If construction or use of the property in reliance on a Site Plan approval has not commenced within the two year period, said period may be extended by the Director of Planning & Development Services at any time prior to the original expiration date. The request for an extension of time shall be filed prior to the expiration date and accompanied by the required filing fee.

**SPECIFIC CONDITIONS:** Compliance with the following Specific Conditions (Mitigation Measures when applicable) shall be established before the property can be used in reliance upon this Site Plan. Where specifically indicated, actions are required prior to approval of any grading, improvement, building plan and issuance of grading, construction, building, or other permits as specified:

**ANY PERMIT:** *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

**1) GEN#1–COST RECOVERY**

**INTENT:** In order to comply with Section 362 of Article XX of the San Diego County Administrative Code, Schedule B.5, existing deficit accounts associated with processing this permit shall be paid. **DESCRIPTION OF REQUIREMENT:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **DOCUMENTATION:** The applicant shall provide evidence to Planning & Development Services, Zoning Counter, which shows that all fees and trust account deficits have been paid. No permit can be issued if there are deficit trust accounts. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, all fees and trust account deficits shall be paid. **MONITORING:** The PDS Zoning Counter shall verify that all fees and trust account deficits have been paid.

**2) GEN#2–RECORDATION OF DECISION**

**INTENT:** In order to comply with Section 7019 of the Zoning Ordinance, the Permit Decision shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. **DESCRIPTION OF REQUIREMENT:** The applicant shall sign, notarize with an 'all purpose acknowledgement' and return the original recordation form to PDS. **DOCUMENTATION:** Signed and notarized original recordation form. **TIMING:** Prior to the approval of any plan and prior to the issuance of any permit and prior to use in reliance of this permit, a signed and notarized copy of the Decision shall be recorded by PDS at the County Recorder's Office. **MONITORING:** The PDS Zoning Counter shall verify that the Decision was recorded and that a copy of the recorded document is on file at PDS.

**3) CULT#1 ARCHAEOLOGICAL MONITORING [PDS, FEE X 2]**

**INTENT:** In order to mitigate for potential impacts to undiscovered buried archaeological resources, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for

Cultural Resources. The Project Archaeologist and Luiseno Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. The contract or letter of acceptance provided to the County shall include an agreement that the archaeological monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract or letter acceptance shall include a cost estimate for the monitoring work and reporting.

- b. The Project Archeologist shall provide evidence that a Luiseno Native American has been contracted to perform Native American Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds or bonded separately.

**DOCUMENTATION:** The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to the [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.

**TIMING:** Prior to approval of any plan and issuance of any permit, the contract shall be provided. **MONITORING:** The [PDS, PPD] shall review the contract or letter of acceptance, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [PDS, LDR], for inclusion in the grading bond cost estimate, and grading bonds and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

**4) LNDSCP#1–LANDSCAPE DOCUMENTATION PACKAGE**

**INTENT:** In order to provide adequate landscaping that provides screening, and to comply with the Valley Center Design Guidelines, a landscape plan shall be prepared.

**DESCRIPTION OF REQUIREMENT:** The Landscape Plans shall be prepared pursuant to the approved plot plan, [COSD Water Efficient Landscape Design Manual](#) and the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading Ordinance, the Valley Center Design Guidelines, and the requirements of the B Designator. All Plans shall be prepared by a California licensed Landscape Architect, Architect, or Civil Engineer, and include the following information:

- a. Indication of the proposed width of any adjacent public right-of-way, and the locations of any required improvements pursuant to the approved plot plan and any proposed plant materials to be installed or planted therein. The applicant shall also obtain a permit approving the variety, location, and spacing of all trees proposed to be planted within said right(s)-of-way. A copy of this permit and a letter stating that all landscaping within the said right(s) -of-way shall be maintained by the landowner(s) shall be submitted to PDS.
- b. A complete planting plan including the names, sizes, and locations of all plant materials, including trees, shrubs, and groundcover. Wherever appropriate, native or naturalizing plant materials shall be used which can thrive on natural moisture. These plants shall be irrigated only to establish the plantings.



- c. A complete watering system including the location, size, and type of all backflow prevention devices, pressure, and non-pressure water lines, valves, and sprinkler heads in those areas requiring a permanent, and/or temporary irrigation system.
- d. The watering system configuration shall indicate how water flow, including irrigation runoff, low head drainage, overspray or other similar conditions will not impact adjacent property, non-irrigated areas, structures, walkways, roadways or other paved areas, including trails and pathways by causing water to flow across, or onto these areas.
- e. Spot elevations of the hardscape, building and proposed fine grading of the installed landscape.
- f. The location and detail of all walls, fences, and walkways shall be shown on the plans, including height from grade and type of material. A lighting plan and light standard details shall be included in the plans (if applicable) and shall be in compliance with the [County's Light Pollution Code](#).
- g. No landscaping material or irrigation or other infrastructure shall be located within a proposed trail easement or designated pathway.
- h. Parking areas shall be landscaped and designed pursuant to the [Parking Design Manual](#) and the County Zoning Ordinance Section 6793.b
- i. Additionally, the following items shall be addressed as part of the Landscape Documentation Package: Provide finger and/or half diamond planters in the parking stalls on the Western perimeter and Northern perimeter of the parking lot to provide adequate screening and shade for the parking lot pursuant to the approved plot plan.

**DOCUMENTATION:** The applicant shall prepare the Landscape Plans using the [Landscape Documentation Package Checklist](#) (PDS Form #404), and pay all applicable review fees. **TIMING:** Prior to approval of any plan, issuance of any permit, and prior to use of the premises in reliance of this permit, the Landscape Documentation Package shall be prepared and approved. **MONITORING:** The [PDS, LA] and [DPR, TC, PP] shall review the Landscape Documentation Package for compliance with this condition.

**GRADING PERMIT:** (Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).

**5) PLN#1–PLAN CONFORMANCE**

**INTENT:** In order to implement the required mitigation measures for the project, the required Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan pursuant to [Section 87.207 of the County Grading Ordinance](#). **DESCRIPTION OF REQUIREMENT:** The Grading and Improvement Plans shall conform to the approved Conceptual Grading and Development Plan, which includes all of the following mitigation measures: cultural and paleontological monitoring. All conditions, requirements, mitigation measures and information stated on the sheets of the plans shall be made conditions of the permit's issuance and shall be implemented

pursuant to the adopted Mitigation Monitoring and Reporting Program (MMRP) of this Permit. No deviation of the requirements can be made without modification of this permit. **DOCUMENTATION:** The applicant shall submit the grading plans and improvement plans, which conform to the conceptual development plan for the project. **TIMING:** Prior to approval of any grading or improvement plan and prior to issuance of any grading or construction permit, the notes and items shall be placed on the plans as required. **MONITORING:** The [DPW, ESU, DPR, TC, or PDS, BD for Minor Grading] shall verify that the grading and/or improvement plan requirements have been implemented on the final grading and/or improvement plans as applicable. The environmental mitigation notes shall be made conditions of the issuance of said grading or construction permit.

**6) ROADS#1-CENTERLINE REVIEW (PUBLIC): [PDS, LDR], [DPR, TC] [GP, CP, BP, UO]**

**INTENT:** In order to promote orderly development and to comply with the Centerline Ordinance 9974 (Amended by Ord. 10224), County Code Section 51.301 et seq., frontage improvements will be required. [PDS, LDR] **DESCRIPTION OF REQUIREMENT:** This project is subject to the Centerline [Public Improvement] Ordinance. The applicant must initiate the centerline review process as early as possible in order to coordinate departmental requirements and processing time. Requirements will include, but are not limited to, additional granting of right-of-way, irrevocable offers of dedication (IOD), relinquishment of access rights, traffic striping, installation of curb, gutter, & sidewalk, road widening, street lights, drainage facilities, driveway, no-parking restrictions, traffic signal modifications, and undergrounding of utility distribution facilities along the project frontage. This applies to both Valley Center Road (SF 639) and also to Cole Grade Road. **TIMING:** Prior to approval of any building permit or grading permit, the centerline review shall be completed. **MONITORING:** The [PDS, LDR] shall review the plans for consistency with the centerline conditions and County standards, and that all plans are reviewed and approved to the satisfaction of the Directors of the Departments of Planning & Development Services (PDS) and Public Works (DPW).

*Valley Center Road (SF 639) is classified as a Mobility Element Route 4.2A Boulevard [raised median] with bike lanes and intersectional right-turn lane. This classification requires a right-of-way width of a minimum seventy-two feet (72') from centerline, and secured agreements for improvements (a graded width minimum of seventy-two feet (72') and an improved width minimum of fifty-two feet (52') from centerline.) The County of San Diego (County), Department of Public Works (DPW), Traffic Engineering and Capital Improvements Program have approved a modification to the County Public Road Standards to allow a minimum one-half width right-of-way and graded width of sixty feet (60') from the centerline, an improved one-half width of fifty feet (50') with asphalt concrete over approved base, and with the Portland cement concrete curb and gutter and sidewalk. Face of curb shall be located fifty feet (50') from the centerline of Valley Center Road. Tapered transition to the east to existing pavement shall be provided to the satisfaction of the Directors of PDS and DPW.*

*Cole Grade Road is classified as an Industrial-Commercial Road, with intersectional transition from a right-turn lane off of Valley Center Road (SF 639). This classification requires a right-of-way and graded width of a minimum thirty-six feet (36') from*

*centerline, and an improved width minimum of twenty-six feet (26') of asphalt concrete over approved base from centerline of Cole Grade Road.*

**7) ROADS#2–RELINQUISH ACCESS**

**INTENT:** In order to promote orderly development and to comply with the [Mobility Element of the General Plan](#) access shall be relinquished along Valley Center Road.  
**DESCRIPTION OF REQUIREMENT:**

- a. Relinquish access rights onto Valley Center Road and Valley Center Road (SF 639) along the project frontage except for one (1) commercial driveway opening at the most northeast corner as shown on the approved plot plan. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required. Only the one (1) access point for the project frontage is permitted along Valley Center Road as indicated on the approved plot plan.
- b. The access relinquishment shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required as determined by the Directors of the Departments of Planning & Development Services and Public Works.

**DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easement(s), submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the access shall be relinquished. **MONITORING:** The [DGS, RP] shall prepare the relinquishment documents and forward a copy of the documents to [PDS, LDR] for preapproval. [DGS, RP] shall forward copies of the recorded documents to [PDS, LDR]. The [PDS, LDR] shall review the documents for compliance with this condition.

**8) ROADS#3–OFFER OF DEDICATION – VALLEY CENTER ROAD (SF 639)**

**INTENT:** In order to promote orderly development and to comply with the [Centerline Ordinance Section 51.510](#), the [County of San Diego Public Road Standards](#), and the [Community Trails Master Plan](#), an offer of dedication of right-of-way for road purposes shall be granted to the County. **DESCRIPTION OF REQUIREMENT:**

- a. Grant real property for public road purposes to the County of San Diego to provide a one-half right-of-way width of a minimum sixty feet (60') from the centerline, plus slope rights and drainage easements for Valley Center Road (SF 639) along the frontage of the project.
- b. The granting of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted in the future for public use as determined by the Directors of Planning & Development Services and Department of Public Works.



**DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the granting documents shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the granting documents for recordation, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review the granting documents to assure compliance with this condition.

9) **ROADS#4-OFFER OF DEDICATION – COLE GRADE ROAD**

**INTENT:** In order to promote orderly development and to comply with the [Centerline Ordinance Section 51.510](#), the [County of San Diego Public Road Standards](#), and the [Community Trails Master Plan](#), an offer of dedication of right-of-way for road purposes shall be granted to the County. **DESCRIPTION OF REQUIREMENT:**

- a. Grant real property for public road purposes to the County of San Diego to provide a one-half right-of-way width of a minimum thirty-six feet (36') from the centerline, plus slope rights and drainage easements for Cole Grade Road along the frontage of the project.
- b. The granting of right-of-way shall be free of any burdens or encumbrances, which would interfere with the purpose for which it is required, and shall be accepted in the future for public use as determined by the Directors of Planning & Development Services and Department of Public Works.

**DOCUMENTATION:** The applicant shall prepare the legal descriptions of the easements, and submit them for preparation with the [DGS, RP], and pay all applicable fees associated with preparation of the documents. Upon Recordation of the easements, the applicant shall provide copies of the easement documents to the [PDS, LDR] for review. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit the granting documents shall be executed and recorded. **MONITORING:** The [DGS, RP] shall prepare, approve the granting documents for recordation, and forward the recorded copies to [PDS, LDR], for review and approval. The [PDS, LDR] shall review the granting documents to assure compliance with this condition.

10) **ROADS#5-TRAFFIC CONTROL PLAN**

**INTENT:** In order to mitigate below levels of significance for temporary traffic impacts, a traffic control plan shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** Have Registered Civil Engineer or licensed Traffic Control Contractor prepare a Traffic Control Plan (TCP) to the satisfaction of the Director of Department of Public Works (DPW). **DOCUMENTATION:** The applicant shall have the TCP prepared by a Registered Civil Engineer or a licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Traffic]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance

of this permit, a TCP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the TCP for compliance with this condition.

**11) ROADS#6-HAUL ROUTE PLAN**

**INTENT:** In order to ensure roads are not damaged by heavily loaded trucks on the route identified during the construction phase (or subsequent operations). A Haul Route Plan (HRP) shall be prepared and implemented. **DESCRIPTION OF REQUIREMENT:** A HRP shall be prepared that addresses the following, but is not limited to: haul routes, truck types and capacity, number of trips per day, estimated quantity of import & export, destination, duration of the haul, and hours of operation.

- a. The implementation of the HRP shall be a condition of any grading, construction, or excavation permit issued by the County. The applicant is responsible for the road maintenance (sweeping as necessary) and repair of any damage caused by them to the on-site and off-site County maintained roads that serve the property either during construction or subsequent operations.
- b. The applicant shall repair those portions of the roads that are damaged by the heavy loaded trucks. An agreement shall be executed, to require (1) a cash deposit for emergency traffic safety repairs; (2) long-term security for road maintenance and repair of any damage caused by the project to the County maintained roads that serve the project during construction phase on the route identified; and (3) All the roads identified on the haul route plan shall be returned to the existing condition or better.
- c. Prior to the import/export, all affected property owners in the residential neighborhood shall be notified; no equipment or material storage on public roads will be allowed, and sweeping to be performed at the end of each week or more frequently depending on hauling schedule.

**DOCUMENTATION:** The applicant shall have the HRP prepared by a Registered Civil Engineer or a Licensed Traffic Control Contractor and submit it to [PDS, LDR] for review by [DPW, Road Maintenance]. The applicant shall also execute a secured agreement for any potential damages caused by heavy trucks on road mentioned above. The agreement and securities shall be approved to the satisfaction of the [DPW, Road Maintenance]. **TIMING:** Prior to the approval of any plan, issuance of any permit, any grading and/or improvement plans and issuance of any Grading, Construction, or Excavation Permits and prior to use of the premises in reliance of this permit, a HRP shall be prepared and approved. **MONITORING:** The [PDS, LDR] shall review the HRP for compliance with this condition.

**BUILDING PERMIT:** (Prior to approval of any building plan and the issuance of any building permit).

**12) ROADS#7–SIGHT DISTANCE – VALLEY CENTER ROAD**

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Table 5, Section 6.1E. of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is \_\_\_\_\_ feet of unobstructed intersectional sight distance in both directions from the project northerly driveway opening along Valley Center Road in accordance with the methodology described in Table 5, Section 6.1E. of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of \_\_\_\_\_ as described in Table 5, Section 6.1E. based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined in Section 6703 of the Professional Engineers Act of the California Business and Professions Code."
- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

**13) ROADS#8–SIGHT DISTANCE – COLE GRADE ROAD**

**INTENT:** In order to provide an unobstructed view for safety while exiting the property and accessing a public road from the site, and to comply with the Design Standards of Table 5, Section 6.1E. of the [County of San Diego Public Road Standards](#), an unobstructed sight distance shall be verified. **DESCRIPTION OF REQUIREMENT:**

- a. A registered civil engineer or a licensed land surveyor provides a certified signed statement that: "There is \_\_\_\_\_ feet of unobstructed intersectional sight distance in both directions from the project easterly driveway opening along Cole Grade Road in accordance with the methodology described in Table 5, Section 6.1E. of the March 2012 County of San Diego Public Road Standards. These sight distances exceed the required intersectional Sight Distance requirements of \_\_\_\_\_ as described in Table 5, Section 6.1E. based on a speed of \_\_\_\_\_, which I have verified to be the higher of the prevailing speed or the minimum design speed of the road classification. I have exercised responsible charge for the certification as defined



in Section 6703 of the Professional Engineers Act of the California Business and Professions Code.”

- b. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify: "Said lines of sight fall within the existing right-of-way and a clear space easement is not required."

**DOCUMENTATION:** The applicant shall complete the certifications and submit them to the [PDS, LDR] for review. **TIMING:** Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit, the sight distance shall be verified. **MONITORING:** The [PDS, LDR] shall verify the sight distance certifications.

**14) NOISE#1–NOISE REQUIREMENT:**

**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance: Six (6') foot high walls along the eastern and southern property lines pursuant to the approved Site Plan STP-15-022. **DOCUMENTATION:** The applicant shall place the design elements, or notes on the building plans and submit the plans to [PDS, BPPR] for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The [PDS, BPPR] shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

**OCCUPANCY:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

**15) PLN#3–SITE PLAN IMPLEMENTATION**

**INTENT:** In order to comply with the approved project design indicated on the approved plot plan, the project shall be constructed as indicated on the approved building and construction plans. **DESCRIPTION OF REQUIREMENT:** The site shall conform to the approved plot plan and the building plans. This includes, but is not limited to: improving all parking areas, driveways, installing all required design features, painting all structures with the approved colors, trash enclosures are properly screened, required and approved signage is installed and located properly, and all temporary construction facilities have been removed from the site. **DOCUMENTATION:** The applicant shall ensure that the site conforms to the approved plot plan and building plans. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the site shall conform to the approved plans. **MONITORING:** The [PDS, BI] and [DPR TC, PP] shall inspect the site for compliance with the approved Building Plans.

- 16) **ROADS#9-ANNEX TO LIGHTING DISTRICT: [PDS, LDR] [PDS, ZONING] [UO].**  
**INTENT:** In order to promote orderly development and to comply with the Street Lighting Requirements of the [County Centerline Ordinance Section 51.310](#) and [The County of San Diego Public Road Standards](#), the property shall transfer into the lighting district.  
**DESCRIPTION OF REQUIREMENT:** Allow the transfer of the property subject of this permit into Zone A of the San Diego County Street Lighting District without notice or hearing, and pay the cost to process such transfer. **DOCUMENTATION:** The applicant shall pay the Zone A Lighting District Annexation Fee at the [PDS, LDR]. The applicant shall provide the receipt to [PDS, PCC]. **TIMING:** Prior to occupancy of the first structure built in association with this permit, final grading release, or use in the premises in reliance of this permit, the fee shall be paid. **MONITORING:** The [PDS, LDR] shall calculate the fee pursuant to this condition and provide a receipt of payment for the applicant.
- 17) **NOISE#2-NOISE CONTROL DESIGN MEASURES:**  
**INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the [County of San Diego Noise Ordinance 36.404](#) as evaluated in the [County of San Diego Noise Guidelines for Determining Significance](#), the following design measures shall be verified that they are constructed.  
**DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans and/or approved plot plans associated with STP-15-022: Six (6') foot high walls shall be installed along the eastern and southern property lines pursuant to the approved building plans and/or approved site plan STP-15-022. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measures must be installed. **MONITORING:** The [PDS, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.
- 18) **CULT#2 CULTURAL RESOURCES REPORT [PDS, FEE X2]**  
**INTENT:** In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:
- a. DPR Primary and Archaeological Site forms.
  - b. Daily Monitoring Logs
  - c. Evidence that the disposition of all cultural materials collected during the survey, evaluation, and archaeological monitoring program have been completed as follows:
    - (1) All prehistoric cultural materials shall be curated at a San Diego curation facility or a culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation.

Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.

or

Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.

- (2) Historic materials shall be curated at a San Diego curation facility as described above and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the San Luis Rey Band of Mission Indians, the Pechanga Band of Temecula Luiseno Indians and the South Coastal Information Center (SCIC) and the culturally-affiliated Tribe. **TIMING:** Prior to any occupancy or final grading release, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

**19) LNDSCP#2-CERTIFICATION OF INSTALLATION**

**INTENT:** In order to provide adequate Landscaping that provides screening, and to comply with the [COSD Water Efficient Landscape Design Manual](#), the [COSD Water Conservation in Landscaping Ordinance](#), the [COSD Parking Design Manual](#), the COSD Grading ordinance, the Valley Center Design Guidelines, and the requirements of the B Designator, all landscaping shall be installed. **DESCRIPTION OF REQUIREMENT:** All of the landscaping shall be installed pursuant to the approved Landscape Documentation Package. This does not supersede any erosion control plantings that may be applied pursuant to [Section 87.417 and 87.418 of the County Grading Ordinance](#). These areas may be overlapping, but any requirements of a grading plan shall be complied with separately. The installation of the landscaping can be phased pursuant to construction of specific buildings or phases to the satisfaction of the [PDS, LA, PCC] [DPR, TC, PP].



**DOCUMENTATION:** The applicant shall submit to the [PDS LA, PCC], a Landscape Certificate of Completion from the project California licensed Landscape Architect, Architect, or Civil Engineer, that all landscaping has been installed as shown on the approved Landscape Documentation Package. The applicant shall prepare the Landscape Certificate of Completion using the Landscape Certificate of Completion Checklist, PDS Form #406. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the landscaping shall be installed. **MONITORING:** The [PDS, LA] shall verify the landscape installation upon notification of occupancy or use of the property, and notify the [PDS, PCC] [DPR, TC, PP] of compliance with the approved Landscape Documentation Package.

**ONGOING:** *(Upon establishment of use the following conditions shall apply during the term of this permit).*

**20) PLN#4–SITE CONFORMANCE**

**INTENT:** In order to comply with Zoning Ordinance Section 7703, the site shall substantially comply with the approved plot plans and all deviations thereof, specific conditions and approved building plans. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s). This includes, but is not limited to maintaining the following: all parking, trails, parks and driveways areas, watering all landscaping at all times, painting all necessary aesthetics design features, and all lighting wall/fencing and required signage. Failure to conform to the approved plot plan(s); is an unlawful use of the land, and will result in enforcement action pursuant to Zoning Ordinance Section 7703. **DOCUMENTATION:** The property owner and permittee shall conform to the approved plot plan. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

**21) PLN#5–ACCESSORY USES**

**INTENT:** A Minor Deviation or Modification to a Site Plan is not required for any building, structure or projection listed in Section 4835 or any use listed in the Accessory Use Regulations, section 6150-6199 (or as otherwise referenced), provided the building, structure, or projection or use meets the specific accessory use setbacks in the Site Plan and meets all other conditions and restriction in the Site Plan. This condition is intended to comply with Zoning Ordinance Section 7175, ensuring the ability to allow for structures as detailed in this section without Minor Deviation or Modification. **DESCRIPTION OF REQUIREMENT:** The project shall conform to the approved landscape plan(s), building plans, and plot plan(s); should any accessory uses be proposed that do not meet the requirements as detailed in the Zoning Ordinance sections listed above, the property owner shall be responsible for obtaining all necessary permits. **DOCUMENTATION:** None. The property owner and permittee shall conform to the Zoning Ordinance requirements for Accessory Uses as detailed above and within the County Zoning Ordinance. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, Code Enforcement Division] is responsible for enforcement of this permit.

**22) NOISE#3-ON-GOING SOUND LEVEL COMPLIANCE:**

**INTENT:** In order to comply with the applicable sections of Title 3, Division 6, Chapter 4 (County of San Diego Noise Ordinance), the site shall comply with the requirements of this condition. **DESCRIPTION OF REQUIREMENT:** Site Plan associated activities shall comply with the one-hour average sound level limit property line requirement pursuant to the County Noise Ordinance, Section 36.404. **DOCUMENTATION:** The property owner(s) and applicant shall conform to the ongoing requirements of this condition. Failure to conform to this condition may result in disturbing, excessive or offensive noise interfering with a person's right to enjoy life and property and is detrimental to the public health and safety pursuant to the applicable sections of Chapter 4. **TIMING:** Upon establishment of the use, this condition shall apply for the duration of the term of this permit. **MONITORING:** The [PDS, CODES] is responsible for enforcement of this permit.

**PRE-CONSTRUCTION GRADING AND/OR IMPROVEMENTS:** *(Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

**(CULTURAL RESOURCES)**

**CULT#GR-1 ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING [PDS, FEE X2]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved Project Archaeologist and Luiseno Native American Monitor shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the archaeological monitoring program. The Project Archaeologist and Luiseno Native American Monitor shall monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The Project Archaeologist and Luiseno Native American monitor shall also evaluate fill soils to ensure that they are clean of cultural resources. The archaeological monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Luiseno Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall confirm the attendance of the approved Project Archaeologist.

**DURING CONSTRUCTION:** *(The following actions shall occur throughout the duration of the grading construction).*

**(CULTURAL RESOURCES)**

**CULT#GR-2 ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION [PDS, FEE X2]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist and Luiseno Native American Monitor shall

monitor the original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The archaeological monitoring program shall comply with the following requirements during earth-disturbing activities:

- a. During the original cutting of previously undisturbed deposits, the Project Archaeologist and Luiseno Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseno Native American Monitor.
- b. In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist or the Luiseno Native American monitor shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseno Native American Monitor, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal Curation facility or repatriation program. A Research Design and Data Recovery Program (Program) is required to mitigate impacts to identified significant cultural resources. The Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in coordination with the Luiseno Native American Monitor. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. If tribal cultural resources are identified, culturally-affiliated tribes shall be consulted with to determine the appropriate mitigation measures.
- d. If any human remains are discovered, the Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public



Resources Code Section 5097.98 has been conducted. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

**DOCUMENTATION:** The applicant shall implement the Archaeological Monitoring Program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the earth disturbing activities. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact the [PDS, PPD] if the Project Archeologist or applicant fails to comply with this condition.

**ROUGH GRADING:** *(Prior to rough grading approval and issuance of any building permit).*

**(CULTURAL RESOURCES)**

**CULT#GR-3 ARCHAEOLOGICAL MONITORING – ROUGH GRADING [PDS, FEE]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring and communicate with local tribes as required below:

- a. If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Luiseno Native American Monitor must be included in the Negative Monitoring Report.
- b. If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the Archaeological Monitoring Report to the [PDS, PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, the Pechanga Band of Temecula Luiseno Indians, and any culturally affiliated tribe that requests a copy of the report. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** The [PDS, PPD] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

**FINAL GRADING RELEASE:** *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

**(CULTURAL RESOURCES)**

**CULT#GR-4 ARCHAEOLOGICAL MONITORING – FINAL GRADING [PDS, FEE]**

**INTENT:** In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF**

**REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report and communications shall include the following, if applicable:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.
- b. Daily Monitoring Logs
- c. Evidence that the disposition of all cultural materials has been completed as follows:
  - (1) Evidence that all prehistoric materials collected during the archaeological monitoring program have been submitted to a San Diego curation facility or a culturally affiliated Native American Tribal curation facility that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility or culturally affiliated Native American Tribal curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the prehistoric archaeological materials have been received and that all fees have been paid.
  - or
  - Evidence that all prehistoric materials collected during the archaeological monitoring program have been returned to a Native American group of appropriate tribal affinity. Evidence shall be in the form of a letter from the Native American tribe to whom the cultural resources have been repatriated identifying that the archaeological materials have been received.
  - (2) Historic materials shall be curated at a San Diego curation facility and shall not be curated at a Tribal curation facility or repatriated. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that the historic materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the archaeological monitoring activities have been completed. Grading Monitoring Logs must be submitted with the negative monitoring report.

**DOCUMENTATION:** The applicant's archaeologist shall prepare the final report and submit it to the [PDS, PPD] for approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center (SCIC), the San Luis Rey Band of Mission Indians, the Pechanga Band of Temecula Luiseno Indians, and any culturally affiliated tribe that requests a copy of the report. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [PDS, PPD] shall review the final report for compliance with this condition and the report format guidelines. Upon acceptance of the report, [PDS, PPD] shall inform [PDS, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [PDS, PPD] shall inform [PDS or DPW FISCAL] to release the bond back to the applicant.

**(PALEONTOLOGICAL RESOURCES)**

**DURING CONSTRUCTION:** *(The following actions shall occur throughout the duration of the grading construction).*

**(PALEONTOLOGICAL RESOURCES)**

**PALEO#GR-1 PALEONTOLOGICAL MONITORING: [DPW, PDCI] [PDS, PPD] [PC] [PDS, FEE X2]**

**INTENT:** In order to comply with the Mitigation Monitoring and Reporting Program pursuant to PDS2014-TM-5596, a Paleontological Monitoring Program shall be implemented.

**DESCRIPTION OF REQUIREMENT:** This project site has low levels of sensitive Paleontological resources. All grading activities are subject to the [County of San Diego Grading Ordinance Section 87.430](#), if any significant resources (Fossils) are encountered during grading activities.

- a. The grading contractor is responsible to monitor for paleontological resources during all grading activities. If any fossils are found greater than 12 inches in any dimension, stop all grading activities and contact PDS before continuing grading operations.
- b. If any paleontological resources are discovered and salvaged, the monitoring, recovery, and subsequent work determined necessary shall be completed by or under the supervision of a Qualified Paleontologist pursuant to the [San Diego County Guidelines for Determining Significance for Paleontological Resources](#).

**TIMING:** Monitoring shall occur throughout the duration of the grading construction.

**MONITORING:** The [DPW, PDCI] shall make sure that the grading contractor is on-site performing the monitoring duties of this condition. The [DPW, PDCI] shall contact PDS if the grading contractor or applicant fails to comply with this condition.

**ROUGH GRADING:** *(Prior to rough grading approval and issuance of any building permit).*

**(PALEONTOLOGICAL RESOURCES)**

**PALEO#GR-2 PALEONTOLOGICAL MONITORING: [PDS, PPD] [RG, BP] [PDS, FEE].**

**INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to PDS2014-TM-5596, and the [County of San Diego Guidelines for](#)



[Determining Significance and Report Format and Content Requirements for Paleontological Resources](#), a Paleontological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** One of the following letters shall be performed upon completion of the grading activities that require monitoring:

- a. If no paleontological resources were discovered, submit a "No Fossils Found" letter from the grading contractor to PDS stating that the monitoring has been completed and that no fossils were discovered, and including the names and signatures from the fossil monitors. The letter shall be in the format of Attachment E of the [County of San Diego Guidelines for Determining Significance for Paleontological Resources](#).
- b. If paleontological resources were encountered during grading, a letter shall be prepared stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

**DOCUMENTATION:** The applicant shall submit the letter report to [PDS, PPD] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading Final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the letter report shall be completed. **MONITORING:** PDS shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDC] that the requirement is completed.

.....

**MITIGATION MONITORING OR REPORTING PROGRAM (MMRP):** Public Resources Code Section 21081.6 requires the County to adopt a Mitigation Monitoring or Reporting Program for any project approved with the adoption of a Mitigated Negative Declaration or with the certification of an Environmental Impact Report, for which changes in the project are required in order to avoid significant impacts. Section 21081.6(a)(1) states, in part:

*The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.*

Section 21081(b) further states:

*A public agency shall provide {that} the measures to mitigate or avoid significant effects on the environment are fully enforceable through permit conditions, agreements, or other measures.*

As indicated above, a Mitigation Monitoring or Reporting Program is required to assure that a project is implemented in compliance with all required mitigation measures. The Mitigation Monitoring or Reporting Program (MMRP) for this project is incorporated into the mitigation measures adopted as project conditions of approval. Each mitigation measure adopted as a condition of approval (COA) includes the following five components.

**Intent:** An explanation of why the mitigation measure (MM) was imposed on the project.

**Description:** A detailed description of the specific action(s) that must be taken to mitigate or avoid impacts.

**Documentation:** A description of the informational items that must be submitted by the applicant to the Lead Agency to demonstrate compliance with the COA.

**Timing:** The specific project milestone (point in progress) when the specific required actions are required to be implemented.

**Monitoring:** This section describes the actions to be taken by the lead agency to assure implementation of the mitigation measure.

The following conditions of approval required to mitigate or avoid significant impacts on the environment are listed below and constitute the MMRP for this project:

Condition(s): 3 and 18  
.....

#### **SITE PLAN FINDINGS**

- a. That the proposed development meets the intent and specific standards and criteria prescribed in Section 2362.b of the Zoning Ordinance because the development is compatible with adjacent land uses and the General Commercial (C36) Use Regulation.
  - b. That the proposed development is compatible with the Valley Center Community Plan because it proposes a commercial use on a site with a C36 Use Regulation.
  - c. That any applicable standards or criteria waived by the Director pursuant to Section 7158d have been or will be fulfilled by the condition or conditions of a Use Permit or Variance. No standard or criteria has been waived.
- .....

**ORDINANCE COMPLIANCE NOTIFICATIONS:** The project is subject to, but not limited to, the following County of San Diego, State of California, and U.S. Federal Government, Ordinances, Permits, and Requirements:

**STORMWATER ORDINANCE COMPLIANCE:** In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. This includes compliance with the approved Stormwater Quality Management Plan (SWQMP), all requirements for Low Impact Development (LID), Hydromodification, materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas 1 acre or greater require that the property owner keep the Storm Water Pollution Prevention Plan (SWPPP) onsite and updated as needed. The property owner and permittee shall comply with the requirements of the stormwater regulations referenced above.

**LOW IMPACT DEVELOPMENT NOTICE:** The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES). The requirements of the Municipal Permit were implemented beginning in May 2013 and amended in November 2015. *Project design shall be in compliance with the new Municipal Permit regulations.*

The Low Impact Development (LID) Best Management Practices (BMP) Requirements of the Municipal Permit can be found at the following link:

[http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED\\_PROTECTION\\_PROGRAM/susmpdf/lid\\_handbook\\_2014sm.pdf](http://www.sandiegocounty.gov/content/dam/sdc/dpw/WATERSHED_PROTECTION_PROGRAM/susmpdf/lid_handbook_2014sm.pdf)

The County has provided a LID Handbook as a source for LID information and is to be utilized by County staff and outside consultants for implementing LID in our region. See link below.

<http://www.sdcountry.ca.gov/dplu/docs/LID-Handbook.pdf>

**STORMWATER COMPLIANCE NOTICE:** Updated studies, including Hydro-modification Management Plans for Priority Development Projects, will be required prior to approval of grading and improvement plans for construction pursuant to [County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance No. 10410](#) (N.S.), dated February 26, 2016 and BMP Design Manual. These requirements are subject to the MS4 Permit issued by the Regional Water Quality Control Board, Order No. R9-2013-0001 and any subsequent order. Additional studies and other action may be needed to comply with future MS4 Permits.

**GRADING PERMIT REQUIRED:** A grading permit is required prior to commencement of grading when quantities of excavation or fill results in the movement of material exceeding 200 cubic yards or eight feet (8') in vertical height of cut/fill pursuant to [Section 87.201 of the County Code](#).

**CONSTRUCTION PERMIT REQUIRED:** A Construction Permit and/or Encroachment Permit for any and all work within the County road right-of-way. Contact DPW/PDS Construction/Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements. In addition, before trimming, removing or planting trees or shrubs in the County Road right-of-way, the applicant must first obtain a permit to remove plant or trim shrubs or trees from the Permit Services Section.

**ENCROACHMENT PERMIT REQUIRED:** An Encroachment Permit is required for any and all proposed/existing facilities within the County right-of-way. At the time of construction of future road improvements, the proposed facilities shall be relocated at no cost to the County, to the satisfaction of the Director of Public Works.

**EXCAVATION PERMIT REQUIRED:** An excavation permit is required for undergrounding and/or relocation of utilities within the County right-of-way.

**TRANSPORTATION IMPACT FEE:** The project is subject to County of San Diego Transportation Impact Fee (TIF) pursuant to [County TIF Ordinance number 77.201 – 77.223](#).



The Transportation Impact Fee (TIF) shall be paid. The fee is required for the entire project, or it can be paid at building permit issuance for each phase of the project. The fee is calculated pursuant to the ordinance at the time of building permit issuance. The applicant shall pay the TIF at the *[PDS, Land Development Counter]* and provide a copy of the receipt to the *[PDS, Building Division Technician]* at time of permit issuance.

**LIGHTING ORDINANCE COMPLIANCE:** In order to comply with the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, 6324, and 6326, the onsite lighting shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. All light fixtures shall be designed and adjusted to reflect light downward, away from any road or street, and away from adjoining premises, and shall otherwise conform to the [County Lighting Ordinance 59.101](#) et seq. and Zoning Ordinance Sections 6322, and 6324. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to lighting. No additional lighting is permitted. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

**NOISE ORDINANCE COMPLIANCE:** In order to comply with the [County Noise Ordinance 36.401](#) et seq. and the Noise Standards pursuant to the General Plan Noise Element (Table N-1 & N-2), the property and all of its uses shall comply with the approved plot plan(s), specific permit conditions and approved building plans associated with this permit. No loudspeakers, sound amplification systems, and project related noise sources shall produce noise levels in violation of the County Noise Ordinance. The property owner and permittee shall conform to the approved plot plan(s), specific permit conditions, and approved building plans associated with this permit as they pertain to noise generating devices or activities. If the permittee or property owner chooses to change the site design in any way, they must obtain approval from the County for a Minor Deviation or a Modification pursuant to the County of San Diego Zoning Ordinance.

<b>EXPLANATION OF COUNTY DEPARTMENT AND DIVISION ACRONYMS</b>			
<b>Planning &amp; Development Services (PDS)</b>			
Project Planning Division	PPD	Land Development Project Review Teams	LDR
Permit Compliance Coordinator	PCC	Project Manager	PM
Building Plan Process Review	BPPR	Plan Checker	PC
Building Division	BD	Map Checker	MC
Building Inspector	BI	Landscape Architect	LA
Zoning Counter	ZO		
<b>Department of Public Works (DPW)</b>			
Private Development Construction Inspection	PDCI	Environmental Services Unit Division	ESU
<b>Department of Environmental Health (DEH)</b>			
Land and Water Quality Division	LWQ	Local Enforcement Agency	LEA
Vector Control	VCT	Hazmat Division	HMD
<b>Department of Parks and Recreation (DPR)</b>			
Trails Coordinator	TC	Group Program Manager	GPM
Parks Planner	PP		

**APPEAL PROCEDURE:** Within ten calendar days after the date of this Decision of the Director, the decision may be appealed to the Planning Commission in accordance with [Section 7166 of the County Zoning Ordinance](#). An appeal shall be filed with the Secretary of the Planning Commission within TEN CALENDAR DAYS of the date of this notice AND MUST BE ACCOMPANIED BY THE DEPOSIT OR FEE AS PRESCRIBED IN THE DEPARTMENT'S FEE SCHEDULE, PDS FORM #369, pursuant to Section 362 of the San Diego County Administrative Code. If the tenth day falls on a weekend or County holiday, an appeal will be accepted until 4:00 p.m. on the following day the County is open for business. Filing of an appeal will stay the decision of the Director until a hearing on your application is held and action is taken by the Planning Commission. Furthermore, the 90-day period in which the applicant may file a protest of the fees, dedications or exactions begins on the date of approval of this Decision.

PLANNING & DEVELOPMENT SERVICES  
MARK WARDLAW, DIRECTOR

BY:   
Benjamin Mills, Planning Manager  
Project Planning Division

cc:

Jim Halferty, Halferty Development Company LLC, 199 South Los Robles Avenue,  
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